

READINGTON TOWNSHIP BOARD OF HEALTH

January 19, 2022 7:00 p.m.

Virtual Meeting via Webex

Secretary, Carol Radziewicz called the meeting to order at 7:02 p.m. and announced that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

A. SALUTE TO THE FLAG

B. ATTENDANCE ROLL CALL:

Jodi Bettermann	Present	Theresa Brown Biondo	Present	John Kalinich	Present
Susan Masinda	Present	Karen Mittleman	Present	David Olsen	Present
Chair Colburn	Present				

Also in attendance: Board of Health Engineer - Ferriero Engineering, Inc. – Joe Kosinski

C. INTRODUCTION/SWEARING IN OF NEW MEMBERS

Karen Mittleman and David Olsen each received three-year terms.

D. MOTIONS FOR NOMINATIONS

CHAIRMAN - one-year term

A motion was made by Ms. Mittleman, seconded by Ms. Masinda to nominate Robert Colburn as Chairman of Readington Township Board of Health, for the calendar year 2022.

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

VICE-CHAIRMAN - one-year term

A motion was made by Mr. Olsen, seconded by Ms. Mittleman to nominate John Kalinich as Vice Chair of Readington Township Board of Health, for the calendar year 2022.

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

E. MOTION FOR APPOINTMENTS

SECRETARY - one-year term

A motion was made by Ms. Mittleman, seconded by Ms. Masinda to appoint the board's present secretary, Carol Radziewicz, as Secretary of Readington Township Board of Health for the calendar year 2022.

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

F. MOTION TO PASS RESOLUTIONS

Resolution BH-R-2022-1 - Confirmation of 2022 Board of Health Meeting Dates

A motion was made by Mr. Kalinich to pass Resolution BH-R-2022-1. The motion was seconded by Mr. Olsen. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

Resolution BH-R-2022-2 - Board of Health Engineer

A motion was made by Mr. Kalinich to pass Resolution BH-R-2022-2. The motion was seconded by Mr. Olsen. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

Resolution BH-R-2022-03 - Designation of Official Newspapers

A motion was made by Mr. Kalinich to pass Resolution BH-R-2022-3. The motion was seconded by Ms. Mittleman. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

Resolution BH-R-2022-04 - Bylaws

A motion was made by Mr. Kalinich to pass Resolution BH-R-2022-4. The motion was seconded by Ms. Mittleman. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

G. APPROVAL OF THE MINUTES

1. Minutes of 12/15/2021

A motion was made by Ms. Mittleman and seconded by Ms. Masinda for approval of the minutes. On roll call, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

H. CORRESPONDENCE

1. NJDEP Wetlands and General Flood Hazard Permit Change
2. COVID 19 Report Week Ending 12-4-2021
3. COVID-19 Variant Report surveillance data 12-13-2021
4. Influenza Respiratory Illness Surveillance Report_MMWR 12-11-2021
5. COVID 19 Report Week Ending 12-11-2021
6. Quarantine Timeframes 12-15-2021
7. COVID-19 Variant Report surveillance data 12-20-2021
8. Influenza Respiratory Illness Surveillance Report MMWR 12-18-2021
9. COVID-19 Variant Report surveillance data 12-27-2021
10. COVID 19 Report Week Ending 12-18-2021
11. SARS-CoV2 Strain Surveillance 12-23-2021
12. Influenza Respiratory Illness Surveillance Report_MMWR 12-25-2021
13. Interim Guidance for Implementing Test to Stay in Schools
14. Public Health Info - COVID Weekly Activity Rpt for Week Ending 12-25-2021
15. COVID 19 Variant Surveillance Report
16. Influenza Respiratory Illness Surveillance Report_MMWR Week 52
17. COVID 19 Report Week_Ending 1-1-2022
18. Guidance for COVID19 Diagnosed and or Exposed HCP
19. NJ Hot Shots for Tots

There was no discussion regarding the correspondence.

I. OLD BUSINESS

1. Sustainable Jersey

Most of the Board members have completed the Orientation Training (see New Business below). The completion will help meet a Sustainable Jersey goal. Additional discussion ensued regarding educating the public on septic maintenance. Ideas put forth included having Ms. Bettermann put something in the Readington School District's Community News electronic newsletter next month, using the listserv to send an email to residents regarding septic maintenance late spring, and having an article run in the Township page of the Readington News during the summer. Additionally, information will be provided in October to participants of the Well Testing program. The secretary will try to find out about the Annual Report that the County used to produce.

J. NEW BUSINESS

1. NJLBHA Orientation

Ms. Bettermann forwarded the members information on how to complete this training to have it count for Sustainable Jersey.

K. APPROVALS

Alteration/No Expansion:

Time heard 7:32 p.m.

1. Block 48.01/Lot 26.01 Bayer-Risse Engineering – 48 Pulaski Road

Escrow fees paid 12/23/2021, Ck# 9997, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, appeared before the board. The current system is undersized and needs to be replaced.

The board asked Mr. Jupinka:

1. Will many trees have to be removed?

Mr. Jupinka responded:

1. According to the plan, it doesn't appear that any trees will have to be removed.

Chair Colburn asked if there were any additional questions or items for discussion; there was no response.

A **MOTION** was made by Mr. Olsen for approval as follows:

Block / Lot:	48.01/26.01
Street Location:	48 Pulaski Road
Number Bedrooms:	3
Owner:	Joe and Pat Lewandowski
Map Title:	Septic System Alteration Design for Joe & Pat Lewandowski, Block 48.01, Lot 26.01 Readington Township, Hunterdon County, New Jersey
Number Sheets:	1-11
Map Date(s):	12/14/2021
Prepared By:	Theodore H. Bayer, P.E
Survey:	Boundary & Topographic Survey prepared by Robert Ent, Jr., PLS, dated 11/29/2021
Reports:	Hunterdon County Department Health dated 1/4/2022; Jeff Tareila Environmental Consulting Wetlands Report dated 11/2/2021
Proposed System:	Alteration with no expansion, pressure-dosed, fill-enclosed, soil replacement system that will use a new 1,000-gallon, two-compartment septic tank with a 6-inch effluent filter, and a 1,000-gallon pump tank.
Soil Testing:	Done 11/10/2021, Soil log 1110-1 at 132", with no mottling and no seepage. Soil log 1110-2 at 120" with no mottling and no seepage. Permeability test was done via basin flood test in soil log 1110-1 done on 11/10/2021 at a depth of 96" with a positive result.

There were no wetlands within 100' of the proposed system as noted by both Jeff Tareila's letter and in the design.

The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk's office and a copy returned to the BOH secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and effluent filter. The Board of Health secretary will email the deed restriction information to Mr. Jupinka so that he can provide the deed restriction information to the applicant.

The motion was seconded by Ms. Masinda. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

Time heard 7:40 p.m.

2. Block 39/Lot 16 Bayer-Risse Engineering – 40 Ridge Road

Escrow fees paid 12/23/2021, Ck# 120, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, appeared before the board. The property consists of two (2) dwellings – a four-bedroom home and a one-bedroom apartment in the rear. The property was previously bank-owned; the applicant is the new owner. The existing system is malfunctioning.

The board asked Mr. Jupinka:

1. Is the tank sized correctly? Research shows that the non-concrete tanks are only sized up to 600 gallons.
2. A board member remarked that they were pleased to see an ATU since it is only 112' from the stream.

Mr. Jupinka responded:

1. The tank is sized to accommodate 150 gallons per bedroom and the property has 5 bedrooms. The tank proposed is 750 gallons. The advantage to using the non-concrete tank is that it is light and easy to maneuver.

Chair Colburn asked if there were any additional questions or items for discussion; there was no response.

A **MOTION** was made by Ms. Mittleman for approval as follows:

Block / Lot: 39/16
Street Location: 40 Ridge Road
Number Bedrooms: 4
Owner: Alex Minz
Map Title: Septic System Alteration Design for Alex Minz, Block 39, Lot 16 Readington Township, Hunterdon County, New Jersey
Number Sheets: 1-11
Map Date(s): 12/16/2021
Prepared By: Theodore H. Bayer, P.E
Survey: Boundary & Topographic Survey prepared by Robert Ent, Jr., PLS, dated 10/18/2021
Reports: Hunterdon County Department Health dated 1/4/2022; Jeff Tareila Environmental Consulting Wetlands Report dated 11/2/2021; Letter from Norweco prepared by Paul Cannon
Proposed System: Alteration with no expansion, pressure-dosed, fill-enclosed, soil replacement system that will use an ATU – Norweco Singulair Green 1,300-gallon, three-compartment tank, and a 1,750-gallon pump tank.
Soil Testing: Done 9/09/2021, Soil log 909-1 at 90", with no mottling and no seepage. Soil log 909-2 at 72" with no mottling and no seepage. Permeability test was done via basin flood test in soil log 909-1 done on 9/09/2021 at a depth of 72" with a positive result.

There were no wetlands within 100' of the proposed system as noted by both Jeff Tareila's letter and in the design.

The system will incorporate an ATU with a pump which will require a deed restriction to be filed at the Hunterdon County Clerk's office and a copy returned to the BOH secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and ATU. The Board of Health secretary will email the deed restriction information to Mr. Jupinka so that he can provide the deed restriction information to the applicant.

The motion was seconded by Mr. Olsen. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Abstain				

Time heard 7:53 p.m.

3. Block 39/Lot 49.02 – Bayer-Risse Engineering – 10 Chambers Brook Road

Escrow fees paid 12/28/2021, Ck# 5051, \$750.00.

Mr. Bill Jupinka, NJ licensed engineer, appeared before the board. The property is not currently for sale but will be put on the market in the future. The existing system is shallow and saturated.

The board asked Mr. Jupinka:

1. Of the four (4) soil logs, only SL 1222-4 showed signs of mottling; why was it used?

Mr. Jupinka responded:

1. Soil logs 1122-1 and 1122-2 did not have adequate permeability.

Chair Colburn asked if there were any questions or discussion; there was no response.

A **MOTION** was made by Mr. Kalinich for approval as follows:

Block / Lot: 39/49.02
Street Location: 10 Chambers Brook Road
Number Bedrooms: 4
Owner: Keith and Beth Kopin
Map Title: Septic System Alteration Design for Beth & Keith Kopin, Block 39, Lot 49.02 Readington Township, Hunterdon County, New Jersey
Number Sheets: 1-11
Map Date(s): 12/20/2021
Prepared By: Theodore H. Bayer, P.E
Survey: Plan of Survey prepared by Robert M Horvath, PLS, dated 5/5/1988
Reports: Hunterdon County Department Health dated 1/4/2022; Jeff Tareila Environmental Consulting Wetlands Report dated 12/21/2021
Proposed System: Alteration with no expansion, pressure-dosed, mounded, soil replacement system that will use a new 1,000-gallon, two-compartment septic tank with a 6-inch effluent filter, and a 1,300-gallon pump tank.
Soil Testing: Done 11/22/2021, Soil log 1110-3 at 133", with no mottling and seepage at 96". Soil log 1110-4 at 132" with mottling at 29" and seepage at 108". Permeability test was done via pit bail test in soil log 1122-3 done on 11/22/2021 at a depth of 133" with a K rating of 8.9 in/hour.

There were no wetlands within 100' of the proposed system as noted by a letter from the engineer and in the design.

The system will incorporate a pump which will require a deed restriction to be filed at the Hunterdon County Clerk's office and a copy returned to the BOH secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and effluent filter. The Board of Health secretary will email the deed restriction information to Mr. Jupinka so that he can provide the deed restriction information to the applicant.

The motion was seconded by Ms. Masinda. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

Time heard 7:53 p.m.

4. Block 10.01/Lot 3 – Engineering & Land Planning – 51 Cedar Road

Escrow fees paid 1/10/2022, Ck# 121, \$750.00.

Mr. Wayne Ingram, NJ licensed engineer, appeared before the board. The property is not for sale. The lot itself is large, however, the lot is split by a stream. Due to the locations of the property's well and the neighboring well locations there was minimal space left in which to locate a new system. The engineer chose an ATU and informed that the way the pitch was dropping from the house as well as the depths of the tanks, he was unable to achieve a gravity-fed system.

The board asked Mr. Ingram:

1. The proposed system is located 10' from the property line – do the neighbors need to be noticed?
2. Is it possible to move the well?
3. Is there any information on the amount of casing on the well?
4. What is the stream that cuts through the property?
5. The Lamington River is a C1 and requires a 300' buffer, correct?
6. Is there any evidence of flooding?
7. Is a DEP letter needed?

Mr. Ingram responded:

1. Since it meets state code, they didn't feel that noticing was necessary.
2. There would be no place to put a new well that would improve the situation.
3. They will be implementing a UV light on the well. Due to the age of the house, there was no information on casing.
4. Looks to be part of the Lamington River.
5. It is not considered in a flood zone; it is a riparian buffer.
6. No.
7. No, it is considered a repair and falls under permitting by rule.

It was mentioned that the proposed design is a great improvement over the existing system.

Chair Colburn asked if there were any questions or discussion; there was no response.

A **MOTION** was made by Mr. Olsen for approval as follows:

Block / Lot: 10.01/3
Street Location: 51 Cedar Road
Number Bedrooms: 3
Owner: Deborah Edmund

Map Title: Edmund Residence, Individual Subsurface Sewage Disposal System, Readington Township, Hunterdon County, New Jersey
Number Sheets: 1-5
Map Date(s): 11/30/2021
Prepared By: Wayne J. Ingram, P.E
Survey: Partial Topography Survey prepared by Wayne J. Ingram, PLS, dated 8/3/2021
Reports: Hunterdon County Department Health dated 1/4/2022; Wetlands Certification letter prepared by Matthew Popin, PWS with E&LP dated 1/6/2022
Proposed System: Alteration with no expansion, pressure-dosed, mounded, soil replacement system that will use an ATU – HOOT H600A tank, and a 1,300-gallon pump tank.
Soil Testing: Done 7/27/2021, Soil log 1 at 77", with no mottling and no seepage. Soil log 2 at 93" with no mottling and no seepage. Permeability test was done via basin flood test in soil log 2 done on 7/27/2021 at a depth of 88" with a failing result.

There were no wetlands within 150' of the proposed system as noted by both Matthew Poppin's letter however the a feeder stream to the Lamington River does flow through the property.

The following waivers were granted by the board:

1. The use of a pump with the necessary deed restrictions.
2. The proposed system has no passing permeability on the above referenced property due to a failing basin flood result.
3. The proposed disposal bed does not meet the Readington Township Board of Health Ordinance sizing requirement of 1.61 sf/gpd. 805 square feet is required, and 782 square feet is proposed.
4. The proposed disposal field is not the required minimum of 15 feet to the property line. The proposed disposal field is 10 feet to the property line.
5. The proposed disposal field is less than 100 feet from the existing well. The proposed disposal field is shown 89 feet to the existing well. Sheet 1 of the plan notes a UV filter is to be installed on the well. This department has no information regarding the existing well in the archive file for this property.
6. The proposed HOOT ATU tank is less than 100 feet from the existing well. The proposed HOOT ATU is shown 81 feet to the existing well.
7. The proposed pump tank is less than 100 feet from the existing well. The proposed pump tank is shown 88 feet to the existing well.
8. The proposed disposal field is less than 75 feet from the stream. The proposed disposal field is shown 50 feet from the stream.
9. The proposed HOOT ATU and the pump tank are shown less than 100 feet from the stream but at or greater than 75 feet to the stream.
10. The toe of the mound is shown at the property line for the proposed disposal bed and will not be the required County policy of a minimum of 10 feet to a property line.

The system will incorporate an ATU with a pump which will require a deed restriction to be filed at the Hunterdon County Clerk's office and a copy returned to the BOH secretary within 90 days after installation. The engineer has informed the property owner of the maintenance requirements of the pump and ATU. The Board of Health secretary will email the deed restriction information to Mr. Jupinka so that he can provide the deed restriction information to the applicant.

The motion was seconded by Mr. Kalinich. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

L. APPROVALS - EXPANSION/NEW CONSTRUCTION

Time heard 8:33 p.m.

1. Block 38.01/Lot 4 – Mantz Engineering – 3 Coddington Road

Escrow fees paid 1/4/2022, Ck# 3788, \$750.00.

Mr. Jim Mantz, NJ licensed engineer, appeared before the board. The property consists of a 6.6-acre undeveloped parcel. The applicant proposes to build an assembly building. The engineer discussed calculations used to determine the field size based on the capacity of people.

The board asked Mr. Mantz:

1. Will food preparation be part of the building's use?
2. If food prep is allowed, would the whole system have to be redesigned?
3. There are no filters shown on the plan.

Mr. Mantz responded:

1. No, if food is needed for an event, it will be brought in.
2. Yes.
3. The engineer will revise the plans to show the filters.

Chair Colburn asked if there were any questions or items for discussion; there was no response.

A **MOTION** was made by Ms. Mittleman for approval as follows:

Block / Lot:	38.01/4
Street Location:	3 Coddington Road
Number Bedrooms:	N/A – Commercial Building
Owner:	Wilmark Builders
Map Title:	Septic System Design Plan, Block 38.01, Lot 4, Highway Route 22 and Coddington Road, Readington Township, Hunterdon County, New Jersey
Number Sheets:	1-2
Map Date(s):	12/28/2021; Revised 1/13/2022
Prepared By:	James J. Mantz, P.E & L.S.
Survey/Site Plan:	Survey is part of Design Plan
Reports:	Ferriero Engineering Review Letter dated 1/7/2022
Proposed System:	New construction, gravity-fed, soil replacement, bottom-lined system that will use two (2) new 1,300-gallon two-compartment septic tanks with effluent filters.

Soil Testing: **Primary Area:** Done 2/22/2021 - Soil log 56 to a depth of 165", with no mottling and no seepage. Soil log 57 to a depth of 156", with no mottling and no seepage. Permeability test was done via basin flood in soil log 56 on 10/14-15/2021 to a depth of 114" resulting in a passing result.

Reserve Area: Done 2/22/2021 - Soil log 58 to a depth of 156", with no mottling and no seepage. Soil log 59 to a depth of 168", with no mottling and no seepage. Permeability test was done via basin flood in soil log 59 on 10/14-15/2021 to a depth of 122" resulting in a passing result.

Groundwater Testing: Done between 3/03/2021 through 4/19/2021 - no groundwater observed.

An NJDEP Letter of Interpretation (LOI) will be required.

The motion was seconded by Mr. Olsen. On roll call vote, the following was recorded:

Jodi Bettermann	Aye	Theresa Brown Biondo	Aye	John Kalinich	Aye
Susan Masinda	Aye	Karen Mittleman	Aye	David Olsen	Aye
Chair Colburn	Aye				

L. COMMENTS

The board discussed the difficulty in getting deed restrictions filed. The secretary will reach out to the County to see if they would entertain the suggestion of not issuing a CO until the required deed restriction is filed. It was mentioned that they currently do something similar for ATU systems.

M. ADJOURNMENT

A **MOTION** was made by Ms. Mittleman to adjourn the meeting at 9:06 p.m., seconded by Mr. Kalinich, with a vote of Ayes all, Nays none recorded.

Respectfully submitted:

Carol Radziewicz